



## REPORT TO CITY COUNCIL

**To:** Honorable Mayor or Members of the City Council

**From:** Jason Simpson, City Manager

**Prepared by:** Shannon Buckley, Assistant City Manager

**Date:** February 14, 2023

**Subject:** **Public Hearing and Election for Annexation Proceedings for Annexation No. 13 into Community Facilities District No. 2015-1 (Safety Services)**

### **Recommendation**

1. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES), ANNEXING TERRITORY TO COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES), AND CALLING ELECTIONS THEREIN; and
2. Adopt A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAKE ELSINORE, CALIFORNIA, ACTING AS THE LEGISLATIVE BODY OF THE CITY OF LAKE ELSINORE COMMUNITY FACILITIES DISTRICT NO. 2015-1 (SAFETY SERVICES) CERTIFYING THE RESULTS OF THE FEBRUARY 14, 2023 ANNEXATION AND SPECIAL TAX ELECTIONS.

### **Background**

Tri Pointe Homes IE-SD, Inc. (the "Owner") owns a vacant residential lot, including 140 residential lots, located at the northeast corner of Grand Avenue and Riverside Drive. To adequately mitigate public safety services needed to serve the residential property within TR 38116, the Owners have agreed to annex the property to Community Facilities District No. 2015-1 ("CFD No. 2015-1" or "District") to finance police protection services (including but not limited to criminal justice services), fire protection and suppression services, and paramedic services ("Safety Services") within the area of CFD No. 2015-1, which is necessary to serve new development within TR 38116. The development within the annexation area will encompass 140 residential properties.

CFD No. 2015-1 was formed by the City Council on March 8, 2016, according to the provisions of the Mello-Roos Community Facilities Act of 1982 ("Act"). On October 22, 2019, the City Council, acting as the legislative body of CFD No. 2015-1, adopted a resolution declaring its

intention to annex the District into CFD No. 2015-1. The proceedings at this meeting will complete the proposed Annexation of property to CFD 2015-1.

The attached resolution will certify the election results on the Annexation of the Property to CFD No. 2015-1.

### **Documents to be Approved**

Following the public hearing, approval of the first resolution will call for an election for the Annexation. The City has received a certificate from the Registrar of Voters certifying that less than 12 Registered Voters reside with the District during the 90 days before the time of the public hearing. Accordingly, the election to be held will be a landowner election, under which the landowners are the sole eligible voters within the District. Tri Pointe Homes IE-SD, Inc. has also executed consent and waiver to specific election law requirements and allowed the election to be conducted immediately following the public hearing.

Following the election, the City Council will be asked to certify the election results, and assuming the passage of the propositions, the property within the District will be annexed to CFD No. 2015-1, and the City Clerk will be instructed to record a notice of special tax lien of CFD No. 2015-1 on the property within the District. After that, the property within the District will be subject to the special tax levy of CFD No. 2015-1.

### **Fiscal Impact**

The Developer has made a deposit to pay for the costs of the Annexation.

CFD No. 2015-1 will annually levy special taxes on all of the taxable property within the District per the Rate and Method of Apportionment to pay for the costs of services and administration of CFD No. 2015-1.

### **Attachments**

- Attachment 1- Project Map
- Attachment 2 - Resolution Calling the Election
  - Exhibit A - Rate and Method of Apportionment
  - Exhibit B - Ballot
- Attachment 3 - Resolution Certifying Election Results
  - Exhibit A – Sample Ballot
  - Exhibit B - Certificate of Election Results
- Attachment 4 - Certificate of Registrar of Voters